

033.0

0001

0009.0

Map

Block

Lot

1 of 2

Apartment

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

USE VALUE:

2,377,200 / 3,414,800

ASSESSED:

2,377,200 / 3,414,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City	
47-49		BROADWAY, ARLINGTON	

## OWNERSHIP

Unit #:

Owner 1: FREEDOM REALTY PARTNERSHIP LLP	
Owner 2:	
Owner 3:	

Street 1: 10 LEE ISLAND VIEW

Street 2:

Twn/City: PHIPPSBURG

St/Prov: ME Cntry: Own Occ: N

Postal: 04562 Type:

## PREVIOUS OWNER

Owner 1: PAIN JOHN D &amp; PATRICIA A -

Owner 2: TRUSTEES/FREEDOM REALTY TR -

Street 1: P.O. BOX 126

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 19,278 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1956, having primarily Stucco Exterior and 8576 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 33 Rooms, and 11 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		19278		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		22		No. of Un	Site		0	60,500.	1.00	AA									1,331,000						1,331,000	

Total SAC/HAL 0.44256 501 SS/SM 19278

Parcel LUC: 112 Apts. 8 Plus

Prime NB Desc: APT AVG

Total: 1,331,000

Spl Credit

Total: 1,331,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Entered Lot Size	Legal Description	User Acct
		22497
		GIS Ref
		GIS Ref
		Insp Date

11/07/18

!2688!

PRINT

Date Time

12/10/20 18:03:01

LAST REV

Date Time

04/02/19 14:30:39

apro

2688

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAIN JOHN D &	54079-473		12/30/2009	Family		1	No	No	
PAIN JOHN D/ET	25088-162		12/28/1994			1	No	No	A

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/27/2011	346	Re-Roof	10,400						11/7/2018	MEAS&NOTICE	HS	Hanne S
									2/24/2009	Measured	197	PATRIOT
									4/5/2000	Measured	197	PATRIOT
									10/21/1998		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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033.0

0001

0009.0

Map

Block

Lot

2 of 2

Apartment

CARD

ARLINGTON

Total Card / Total Parcel

1,037,600 / 3,414,800

1,037,600 / 3,414,800

1,037,600 / 3,414,800

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47-49		BROADWAY, ARLINGTON

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Owner 2:	
Owner 3:	

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Street 2:

Twn/City: PHIPPSBURG

St/Prov: ME Cntry: Own Occ: N

Postal: 04562 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 19,278 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1956, having primarily Stucco Exterior and 8576 Square Feet, with 11 Units, 11 Baths, 0 3/4 Bath, 0 HalfBath, 33 Rooms, and 11 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
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o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		0		Acres	Site		0	0.	0.00	AA																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	0.000	1,037,600			1,037,600		22497
							GIS Ref
							GIS Ref
							Insp Date
							02/24/09

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	
										12/10/20		18:03:04	
										11/30/18		14:04:26	

SALES INFORMATION									TAX DISTRICT	PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/24/2009									2/24/2009	Measured	197	PATRIOT											
4/5/2000									4/5/2000	Measured	197	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total A/C/HAL 0.00000

501-SS/SM 10/19 Sample output to test PDF combine only

Parcel LUC: 112 Apts. 8 Plus Prime NB Desc: APT AVG

Total: Spl Credit Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021 apro

2021



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 83 - Apt- Garden				Full Bath: 11	Rating: Average			BK; 14869 PG; 123.															
Sty Ht: 2 - 2 Story				A Bath:	Rating:																		
(Liv) Units: 11	Total: 22			3/4 Bath:	Rating:																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 6 - Stucco				A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 2 - Hip				<b>OTHER FEATURES</b>																			
Roof Cover: 1 - Asphalt Shgl				Kits: 11	Rating: Average			1st Res Grid   Desc: Line 1   # Units: 1															
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Frl:	Rating:			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper															
Grade: C - Average. (-)				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1956	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict:	Fact:	.		Floor:				Totals	RMs: 33	BRs: 11	Baths: 11												
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: 10				Phys Cond: AV - Average	30.	%		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:				Interior:		11	3	1	M										
Sec Int Wall:		%		Economic:				Additions:															
Partition: T - Typical				Special:				Kitchen:															
Prim Floors: 4 - Carpet				Override:				Baths:															
Sec Floors:		%						Plumbing:															
Bsmt Flr: 4 - Carpet								Electric:															
Subfloor:								Heating:															
Bsmt Gar:								General:															
Electric: 3 - Typical										11	33	11											
Insulation: 2 - Typical																							
Int vs Ext: S																							
Heat Fuel: 1 - Oil																							
Heat Type: 3 - Forced H/W																							
# Heat Sys: 1																							
% Heated: 100		% AC:																					
Solar HW: NO	Central Vac:	NO																					
% Com Wall		% Sprinkled:	0																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 033-0-0001-0009.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
																				<b>AssessPro Patriot Properties, Inc</b>			
Sample output to test PDF Combine only																							
More: N	Total Yard Items:				Total Special Features:				Total:														